

Date of Inspection: _____

ASTON TOWNSHIP

Time: _____

CERTIFICATE OF OCCUPANCY INSPECTION

5021 Pennell Road Aston, PA 19014 Ph: 610-494-0384 Fax: 610-494-8853

Folio #: _____ Receipt #: _____ Settlement Date: _____

PROPERTY ADDRESS: _____

SELLER: _____ Phone: _____ Email: _____

BUYER: _____ Phone: _____ Email: _____

AGENT: _____ Phone: _____ Email: _____

PASS FAIL

PASS FAIL

1. <input type="checkbox"/> <input type="checkbox"/> Address Numbers: Affixed to exterior of building, 4" high, visible/contrasting background.	8. <input type="checkbox"/> <input type="checkbox"/> GFCI's: Electrical Ground. Installed and must function. Electric - Visual Inspection - Panel Box.
2. <input type="checkbox"/> <input type="checkbox"/> Plumbing: Sewer vent cap installed (mushroom type cap or equivalent). Water Heater: Relief Valve Extension T&P - within 6 in. off floor.	9. <input type="checkbox"/> <input type="checkbox"/> Doors/Locks: No key operated locks or dead bolts.
3. <input type="checkbox"/> <input type="checkbox"/> Curbing.	10. <input type="checkbox"/> <input type="checkbox"/> Interior Hand Rails/Stairs/Guard Rails.
4. <input type="checkbox"/> <input type="checkbox"/> Sidewalks.	11. <input type="checkbox"/> <input type="checkbox"/> Smoke Detector: One in each bedroom.
5. <input type="checkbox"/> <input type="checkbox"/> Decks: In good repair and properly attached.	12. <input type="checkbox"/> <input type="checkbox"/> Smoke Detectors: One per level (outside bedrooms).
6. <input type="checkbox"/> <input type="checkbox"/> Exterior Steps, Porch, Hand Rails/Guard Rails.	13. <input type="checkbox"/> <input type="checkbox"/> Carbon Monoxide Alarm: Immediate vicinity outside of bedrooms.
7. <input type="checkbox"/> <input type="checkbox"/> Dryer Vent: Must discharge to exterior; 8ft flex metal at dryer connection; balance must be stiff pipe.	14. <input type="checkbox"/> <input type="checkbox"/> Carbon Monoxide Alarms: One per level.

General Comments: _____

NOTE: This is a limited visual safety inspection of the property.

AS-IS-SALE/ LETTER OF TRANSFER: Buyer and seller understand and agree property is being transferred in an "as-is condition" and may not meet all International Building Code requirements administrated by Aston Township. This Letter of Transfer request will require an escrow deposit of 5% of sale price or \$ _____. Occupancy of the property is **PROHIBITED** until the dwelling is brought into full compliance. The escrow funds, or balance thereof, will be refunded once final inspection of the property has been completed and approved. A Certificate of Occupancy will then be issued.

Seller: _____

Buyer: _____

\$100.00 RE-INSPECTION REQUIRED: YES NO

PASS _____ DATE: _____

Township Inspector

Signature for Inspection